

WHITTIER NARROWS EQUESTRIAN CENTER COMMUNITY WORKSHOP

Sept. 17, 2012



Tonight's Agenda:

- Introduction to the Project
- Slide Presentation
 - Overview of Previous Meetings and Comments
- Workshop – Break out Groups
 - Table 1-Site Parameters
 - Table 2-Horse Keeping
 - Table 3-Site Design Elements
 - Table 4-Environmental Opportunities & Constraints
 - Table 5-General Comments
- Submit your Feedback
 - Voting



imagine your equestrian center



BlueGreen
CONSULTING

SPARANO + MOONEY

DESIGN TEAM



Client:
Los Angeles County
Planning and Development Agency
Department of Parks and Recreation



Project Lead:
Withers and Sandgren, Landscape Architecture
Lacey Withers, Jan Sandgren



BlueGreen Consulting, Landscape Architecture
Martin Kammerer, Lynne Dwyer



Sparano + Mooney, Architecture
Ludwing Juarez



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DESIGN TEAM

INTRODUCTION TO THE PROJECT:



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Introduction to the Project

COMMENTS FROM WORKSHOPS PRIOR TO 12/12/2011

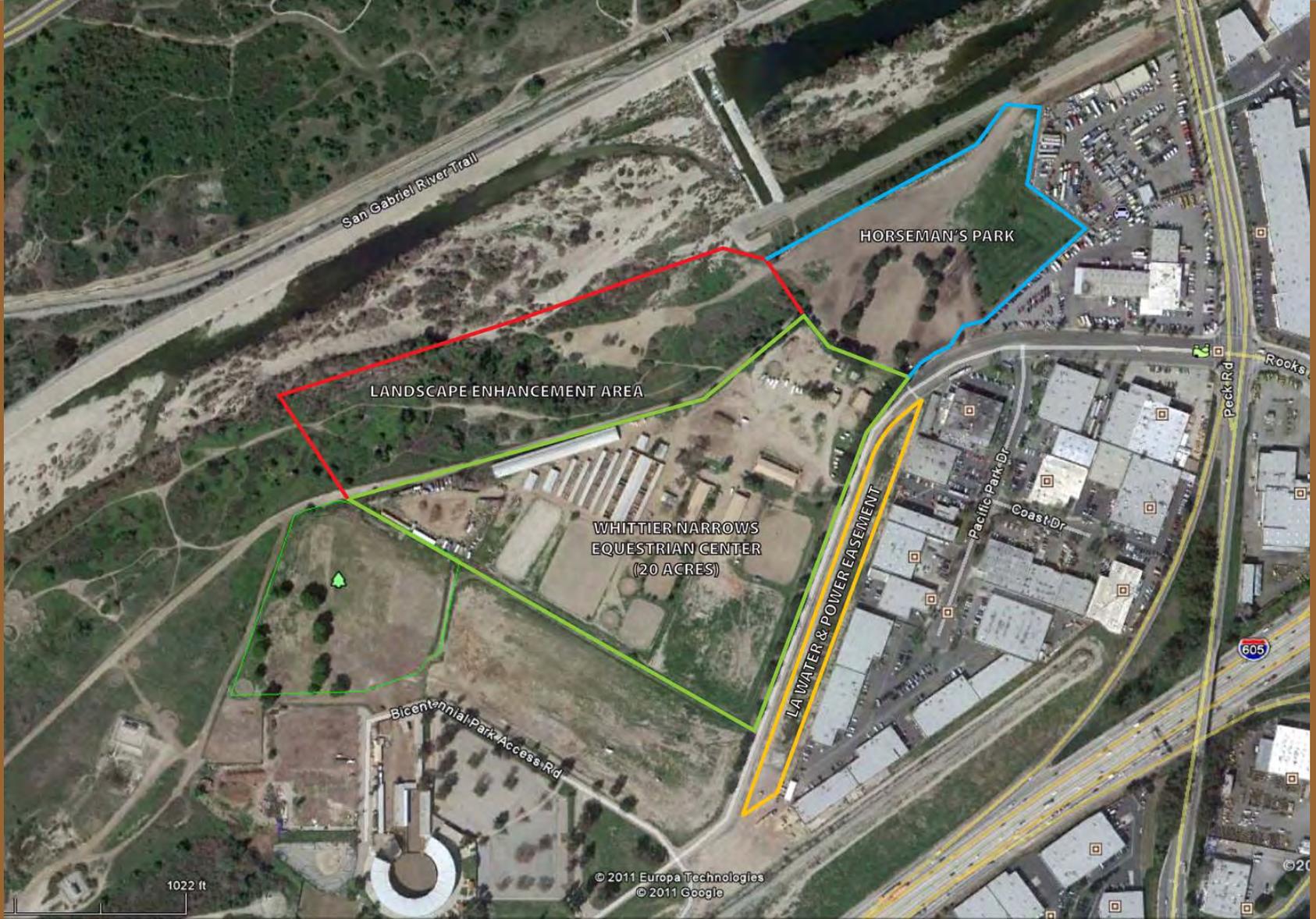


- Property Flooding
- Rooks Road Flooding
- Security Lighting
- Arena Lighting
- Speeding on Rooks Road
- Security Fencing for Property
- Public Nuisance
- Trail Etiquette & Safety



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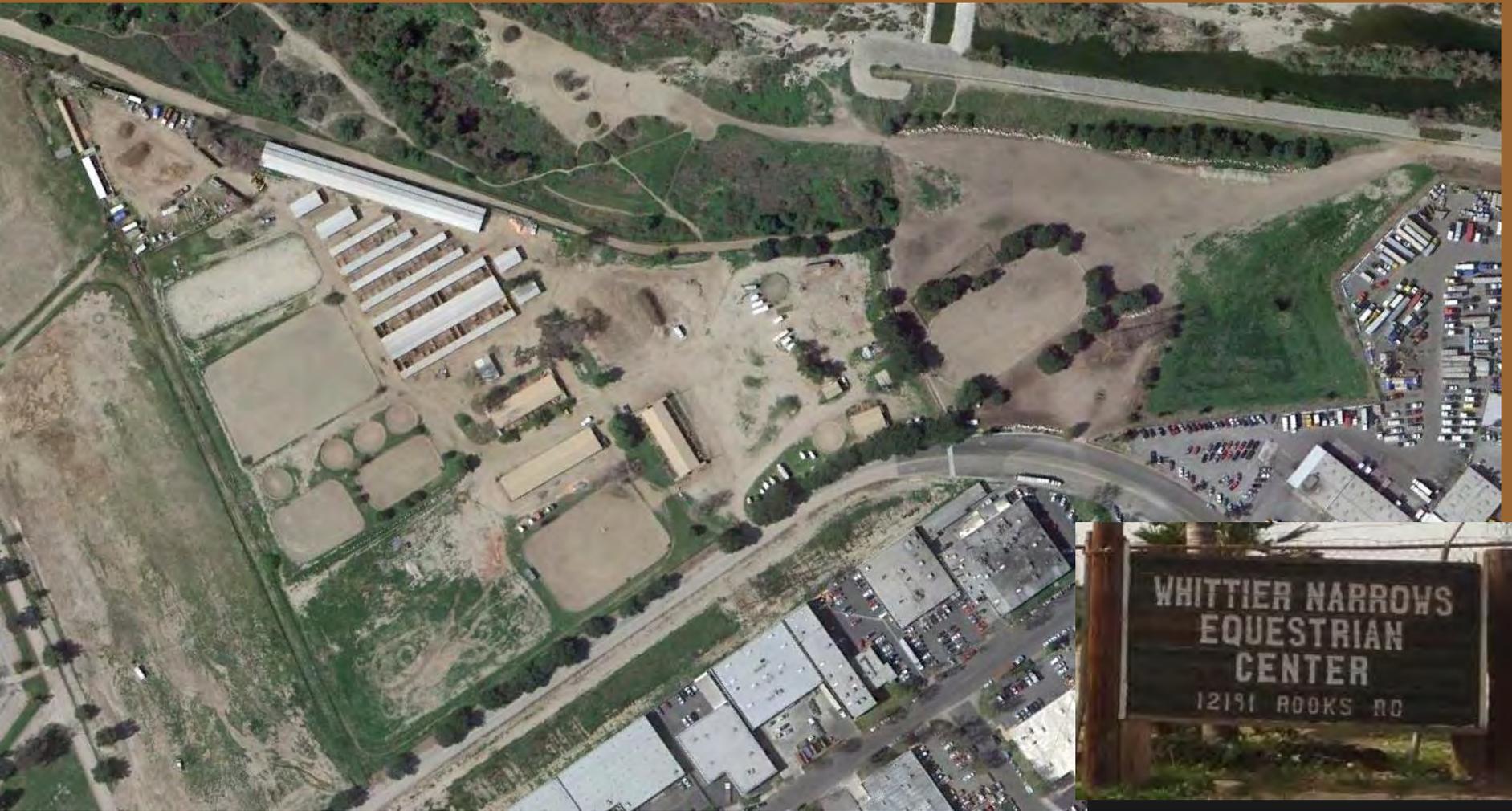
COMMENTS FROM
PREVIOUS WORKSHOPS



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PROJECT SITE

WHITTIER NARROWS EQUESTRIAN CENTER



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EXISTING SITE

PROJECT OBJECTIVES:

- Protect future of equestrian center by meeting State and Federal regulations for clean water (runoff and groundwater)
- Protect endangered native habitat
- Protect people and horses from flooding
- Upgrade facility, improve infrastructure
- Provide recreation to all people, public dollars are being used
- Improve circulation in and around facility
- Provide model for sustainable and energy efficient state of the art equestrian facility



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Project Objectives



WORKSHOP 12/12/2011

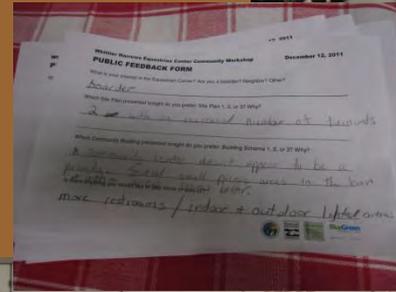
- Existing Site Conditions
- Previous Workshop Comments
- Examples of Other Equestrian Centers
- Conceptual Site Plans (3)
- Conceptual Building Plans (3)



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PREVIOUS WORKSHOPS
12/12/2011

PHOTOS FROM 12/12/2011 WORKSHOP



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PREVIOUS WORKSHOPS
12/12/2011



Barns and Lockers



Turnouts/Round pens



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EXISTING SITE PHOTOS
Whittier Narrows
Equestrian Center



Stalls and Lockers



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EXISTING SITE PHOTOS
Whittier Narrows
Equestrian Center



Issues and Need



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EXISTING SITE PHOTOS
Whittier Narrows
Equestrian Center



Drainage and Flooding

EXISTING SITE PHOTOS
Whittier Narrows
Equestrian Center



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Drainage and Flooding

EXISTING SITE PHOTOS
Whittier Narrows
Equestrian Center



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Rooks Rd.



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**EXISTING SITE PHOTOS
Whittier Narrows
Equestrian Center**



Horseman's Park



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**EXISTING SITE PHOTOS
Whittier Narrows
Equestrian Center**

McCOY EQUESTRIAN & RECREATION CENTER Chino Hills



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**EXAMPLES FROM OTHER
EQUESTRIAN FACILITIES
12/12/2011**



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**EXAMPLES FROM OTHER
EQUESTRIAN FACILITIES
McCoy 12/12/2011**

MIDDLE RANCH

Lake View Terrace



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**EXAMPLES FROM OTHER
EQUESTRIAN FACILITIES
12/12/2011**



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EXAMPLES FROM OTHER
EQUESTRIAN FACILITIES
Middle Ranch 12/12/2011

RANCHO SIERRA VISTA EQUESTRIAN CENTER

San Juan Capistrano



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**EXAMPLES FROM OTHER
EQUESTRIAN FACILITIES
12/12/2012**



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**EXAMPLES FROM OTHER EQUESTRIAN
FACILITIES
Rancho Sierra Vista 12/12/2011**

CALIFORNIA POLO CLUB

Lake View Terrace



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EXAMPLES FROM OTHER EQUESTRIAN
FACILITIES
California Polo Club 12/12/2011



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**EXAMPLES FROM OTHER EQUESTRIAN
FACILITIES
California Polo Club 12/12/2011**

HANSEN DAM EQUESTRIAN CENTER

Sylmar



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**EXAMPLES FROM OTHER
EQUESTRIAN FACILITIES
Hansen Dam 12/12/2011**



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**EXAMPLES FROM OTHER
EQUESTRIAN FACILITIES
Hansen Dam 12/12/2011**

Concept #1: 150 Horses

- Community Building
- Houses 150 horses
- 6 Arenas Total, with 1 Lighted arena
- 9 Turn Outs
- 3 Round pens
- Restroom Building
- Minimally lit interior property line trail
- Extensive re-grading, balanced cut and fill
- Interior drainage flows to swale and constructed wetland
- Rooks Road
 - Reconstructed at same width
 - Catch basins with filters and drainpipes to bring water to swales
 - Controlled access with gate near center access entrance
- Horseman's Park
 - 3 Arenas
 - Picnic shelter and picnic area
 - Car and horse trailer designated parking
 - 9 Pens



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CONCEPTUAL SITE PLANS

12/12/2011

CONCEPT 2



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**PREVIOUS WORKSHOPS
12/12/2011**

Concept #2: 200 Horses

- Community Building
- Houses 200 Horses
- 5 Arenas Total, with 1 Covered, lighted arena
- 13 Turn outs
- 4 Round pens
- Restroom Building
- Picnic Shelter and picnic area
- Minimally lit interior property line trail
- 3 Separate vegetated swale and wetlands
- Rooks Road
 - Reconstructed to drain to swales at same width with new sidewalk
 - Controlled access with gate near center access entrance
- Horseman's Park
 - 2 Arenas Total, with 1 fully covered with bleachers
 - Picnic area
 - Car and horse trailer designated parking
 - 7 Pens



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CONCEPTUAL SITE PLANS

12/12/2011

CONCEPT 3



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PREVIOUS WORKSHOPS
12/12/2011

Concept #3: 250 Horses

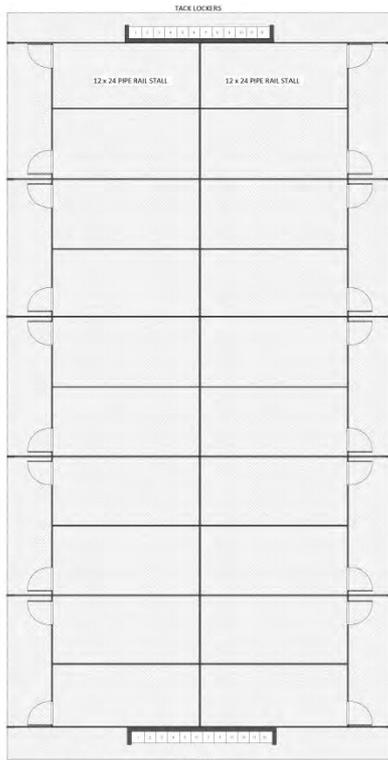
- Houses 250 horses
- 6 Arenas Total, with 1 Covered, lighted arena
- 14 Turn outs
- 5 Round pens
- Restroom Building
- Picnic area
- Minimally lit interior property line trail
- Drainage in swale and catch basins, pipes to south property line swale
- Rooks Road
 - Traffic calmed with new median and single lane each way
 - Drain to ex. swale and south property line at same width
 - 8' sidewalk on east side and 5' sidewalk on west side
- Horseman's Park
 - 2 Arenas Total, with 1 fully covered and lit with bleachers
 - Picnic area
 - Car and horse trailer designated parking
 - 7 Pens



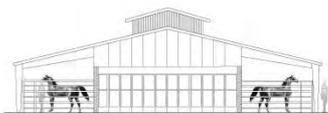
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CONCEPTUAL SITE PLANS

12/12/2011



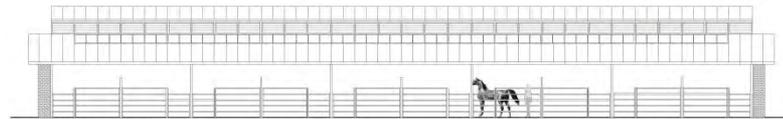
BARN PLAN: 3/16"=1'-0"



BARN ELEVATION: 3/16"=1'-0"

BARN FEATURES

1. 40 YEAR RECYCLABLE ROOFING
2. PASSIVE NATURAL VENTILATION: ALUMINUM LOUVERS
3. PASSIVE NATURAL LIGHTING : SKYLIGHTS
4. LOCALLY SOURCED RECYCLED STEEL STRUCTURAL SYSTEM
5. LOCALLY SOURCED PREFABRICATED HDG (HOT-DIPPED GALVANIZED) AND FSC WOOD PANEL STALL SYSTEM FOR BOX STALLS.
6. LOCALLY SOURCED PIPE RAIL AND MESH SYSTEM
7. PERMEABLE RECYCLED STALL MATS AND INTERLOCKING RUBBER FLOORING
8. POTENTIAL FOR PHOTOVOLTAIC PANELS ON SOUTH FACE OF VENTILATION MONITORS
9. POTENTIAL FOR RAINWATER HARVESTING SYSTEM FROM METAL ROOF SURFACE
10. POTENTIAL FOR SOLAR HOT WATER SYSTEM
11. ENERGY EFFICIENT LIGHTING
12. LOW FLOW HOSE HEADS
13. COVERED STALL AREAS MINIMIZE CONTAMINANT RUNOFF
14. "GREEN" MATERIALS FOR TACK LOCKERS



BARN ELEVATION: 3/16"=1'-0"

12 x 24 COVERED PIPE STALLS

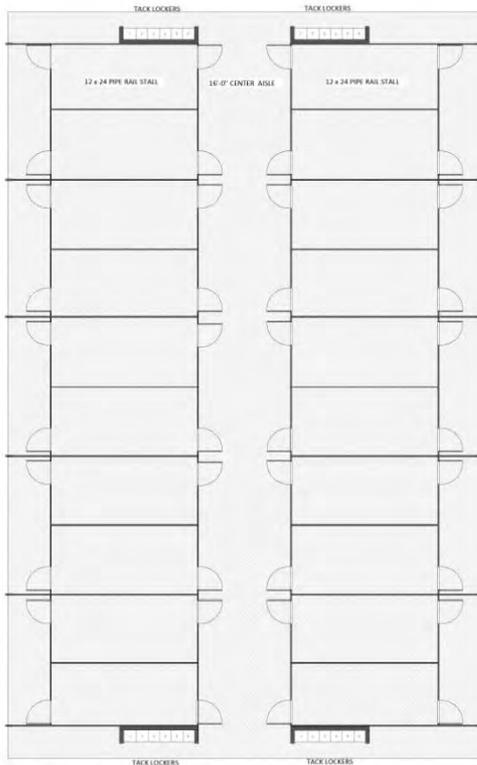
WHITTIER NARROWS EQUESTRIAN CENTER AND HORSEMAN'S PARK

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**12' x 24' PIPE CORRALS
FULLY COVERED
12/12/2011**



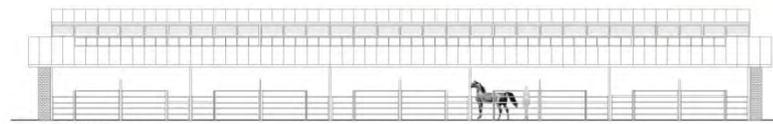
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BARN ELEVATION: 3/16"=1'-0"

12 x 24 COVERED PIPE STALLS WITH CENTER AISLE

WHITTIER NARROWS EQUESTRIAN CENTER AND HORSEMAN'S PARK

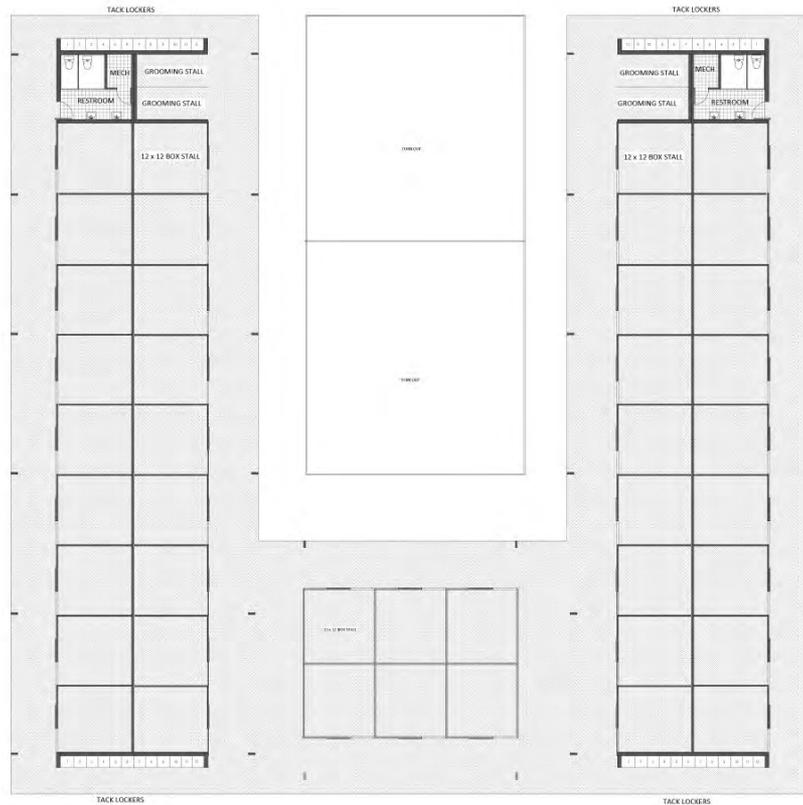
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**CENTER AISLE BARN
FULLY COVERED
12/12/2011**



BARN PLAN: 1/2" = 1'-0"

12 x 12 COVERED BOX STALLS WITH RESTROOMS

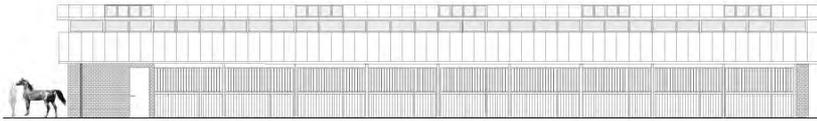
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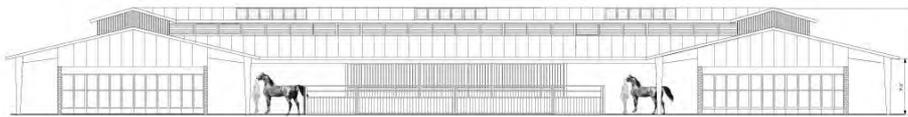
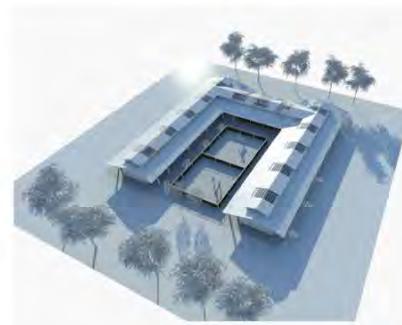
12' X 12' BOX STALL BARN
 PLAN VIEW
 12/12/2011



BARN ELEVATION LOOKING NORTH
3/16"=1'-0"

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BARN ELEVATION LOOKING SOUTH EAST
3/16"=1'-0"

12 x 12 COVERED BOX STALLS WITH RESTROOMS

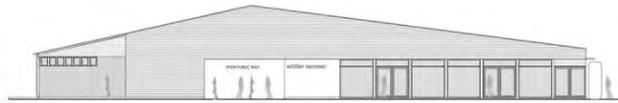
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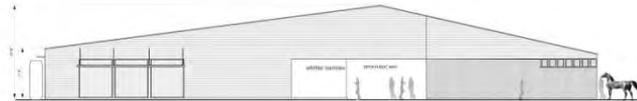


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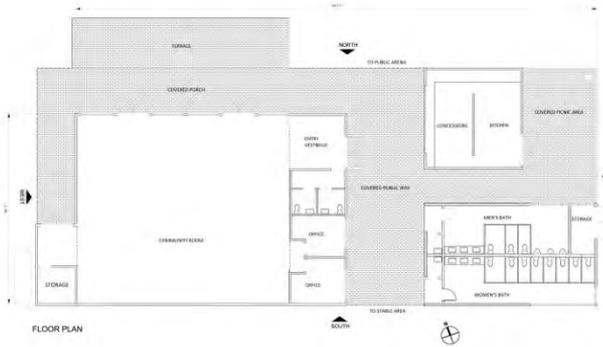
12' X 12' BOX STALL BARN
12/12/2011



NORTH ELEVATION



SOUTH ELEVATION



FLOOR PLAN



AERIAL PERSPECTIVE VIEW



FRONT ELEVATION VIEW



FRONT PERSPECTIVE VIEW

SCHEME 1

WHITTIER NARROWS EQUESTRIAN CENTER

County of Los Angeles Parks & Recreation



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COMMUNITY BUILDING
12/12/2011



COMMENTS FROM 12/12/2011 WORKSHOP

- Maintain affordability
- Prefer 12' x 24' pipe corrals
- Additional restrooms needed
- Prefer separation from Horseman's Park
- Security fencing for property, key code access at gates
- Gathering spaces for people, picnic tables, shade
- Community building not needed
- Covered hay storage
- Overnight camping
- Interior perimeter trail



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PREVIOUS WORKSHOPS
12/12/2011



WORKSHOP 2/27/2012

- Project Objectives
- Previous Workshop Summary
- Preferred Conceptual Site Design
- Conceptual Barns and Buildings
- Examples of Proposed Elements
- Environmental Improvement/Trails



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PREVIOUS WORKSHOPS
2/27/2012

PHOTOS FROM 2/27/12 WORKSHOP



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PREVIOUS WORKSHOPS
2/27/12

Equestrian Center Highlights

- Houses 208 horses with flexibility to add up to 40 more if desired
- 5 Arenas Total, with 1 covered and 2 lit (if allowed) with bleachers
- 11 Turn outs, 2 Round pens/hot walkers, 10 wash racks
- Rental horse area separated from main center
- Restrooms in box stall barns and rental area
- Picnic Shelter and picnic areas
- Minimally lit interior perimeter trail
- Three entrances, all gated with key code access
- Security lighting throughout
- 3 vegetated biofiltration swales and biofiltration ponds
- Trailer parking and designated, separate maintenance yard
- Future overnight horse camping sites
- Rooks Road
 - Reconstructed to drain
 - Existing pines in new median
 - Horse trail on DWP easement side
 - Sidewalk on equestrian center side
- Horseman's Park
 - 3 Arenas total, with 1 fully covered with bleachers
 - Group and Individual Picnic area
 - Car and horse trailer designated parking
 - 10 Holding corrals
 - Restroom and Concession Building



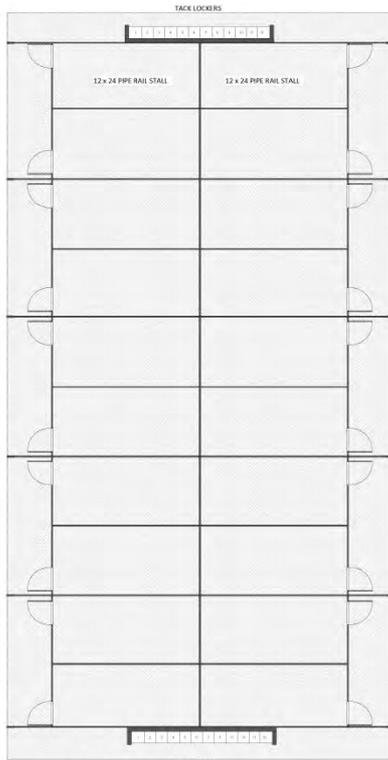
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PREFERRED DESIGN HIGHLIGHTS

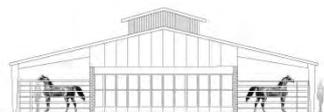


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PREFERRED EQUESTRIAN CENTER SITE PLAN



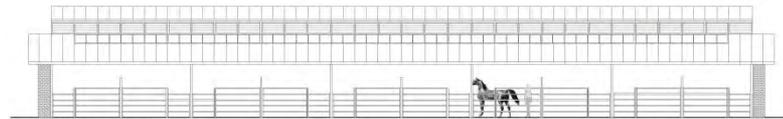
BARN PLAN: 3/16"=1'-0"



BARN ELEVATION: 3/16"=1'-0"

BARN FEATURES

1. 40 YEAR RECYCLABLE ROOFING
2. PASSIVE NATURAL VENTILATION: ALUMINUM LOUVERS
3. PASSIVE NATURAL LIGHTING : SKYLIGHTS
4. LOCALLY SOURCED RECYCLED STEEL STRUCTURAL SYSTEM
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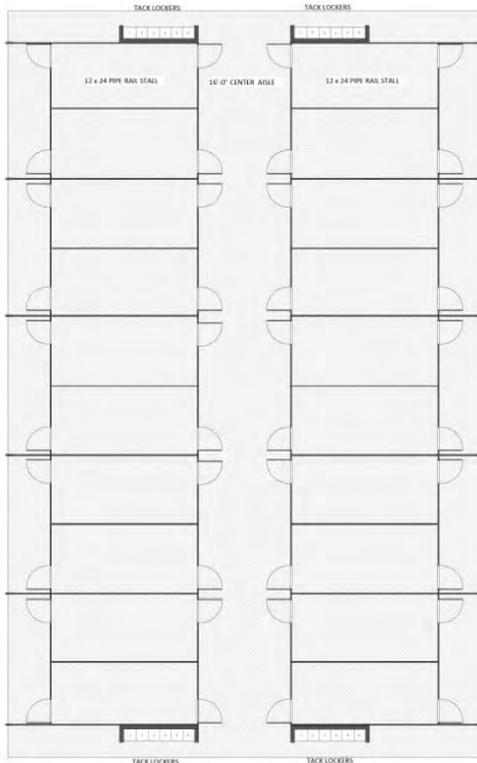
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**12' x 24' PIPE CORRALS
FULLY COVERED**



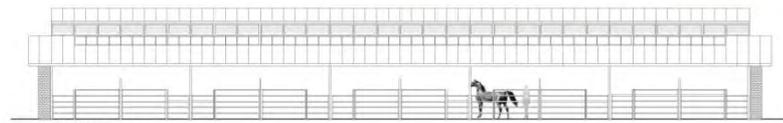
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BARN ELEVATION: 3/16"=1'-0"

12 x 24 COVERED PIPE STALLS WITH CENTER AISLE

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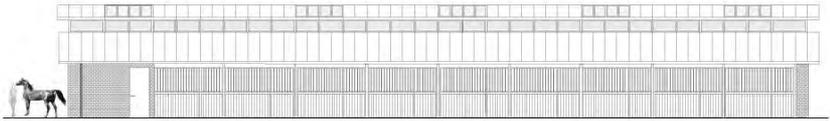
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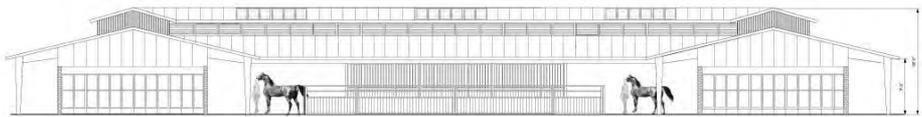
**CENTER AISLE BARN
FULLY COVERED**



BARN ELEVATION LOOKING NORTH
3/16"=1'-0"

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3/16"=1'-0"



12 x 12 COVERED BOX STALLS WITH RESTROOMS

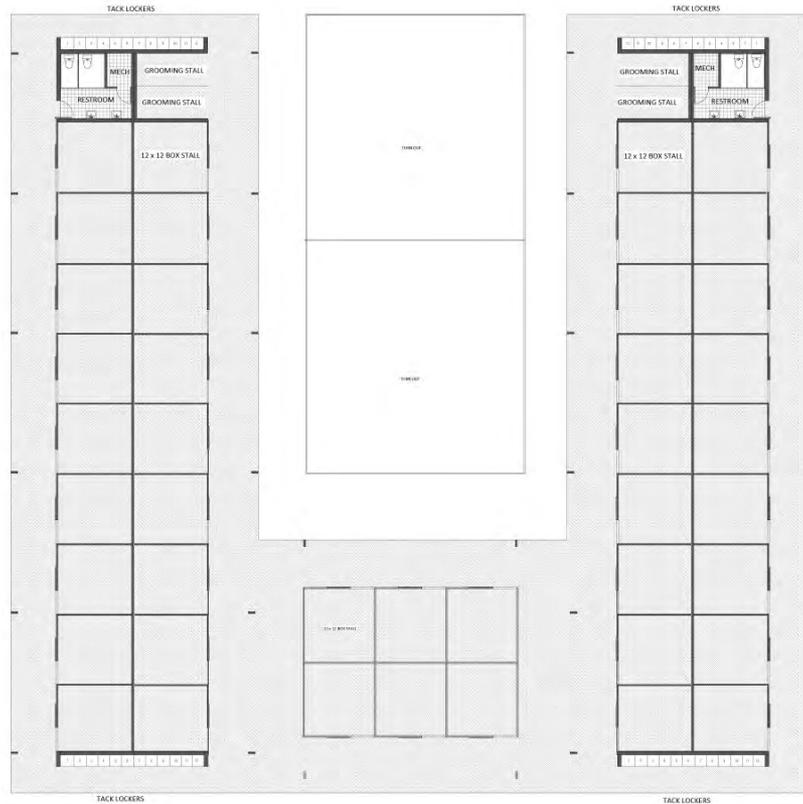
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12' X 12' BOX STALL BARN



BARN PLAN: 1/2" = 1'-0"

12 x 12 COVERED BOX STALLS WITH RESTROOMS

WHITTIER NARROWS EQUESTRIAN CENTER AND HORSEMAN'S PARK

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12' X 12' BOX STALL BARN
PLAN VIEW



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**EXAMPLE OF VARIOUS FACILITY
ELEMENTS**



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**EXAMPLE OF VARIOUS FACILITY
ELEMENTS**



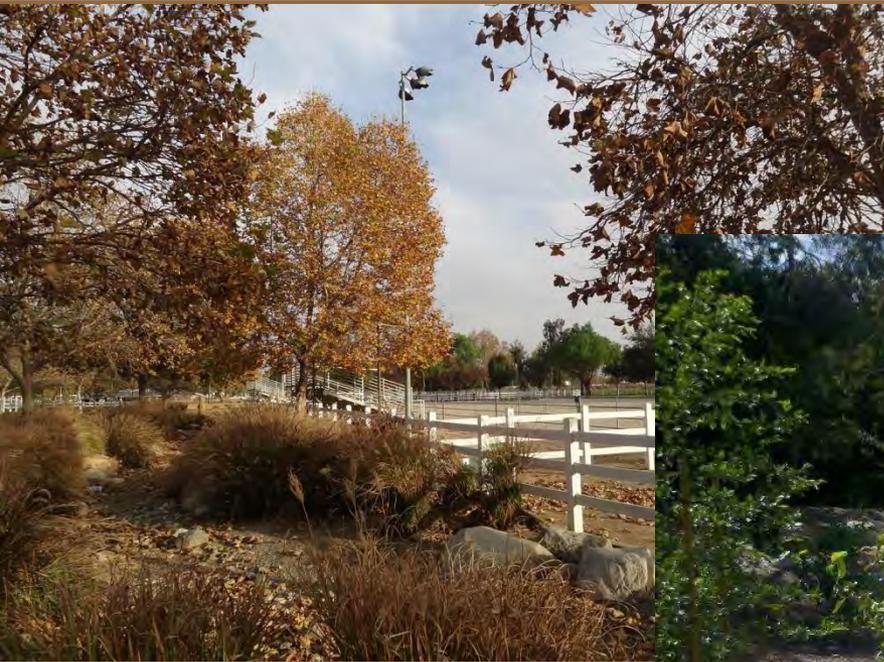
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EXAMPLES OF ARENA FENCING



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**NEED FOR VEGETATED
DRAINAGE SWALE**



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**EXAMPLE OF VEGETATED
DRAINAGE SWALE**

SAN GABRIEL RIVER RESTORATION AREA

PRELIMINARY HABITAT RESTORATION PLAN



Ribes, Grape,
& Elderberry Association



Mulefat Scrub



Southern Willow Scrub



Alluvial Scrub

--- Project Boundary
— Trail



WHITTIER NARROWS EQUESTRIAN CENTER & HORSEMAN'S PARK
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ENVIRONMENTAL IMPROVEMENTS



COMMENTS FROM 2/27/2012 WORKSHOP

- Need bigger tackrooms
- Water pipes need to be insulated
- Concerns about raising board fees
- Rooks Road should be smaller, remove median
- Concerns about proposed trailer parking
- Mare and foal or stallion facilities?
- Barn orientation to capture breezes
- Stall doors should open on box stalls
- Box stall barns not desirable
- Some turn outs should be larger
- Horseman's park arena should be larger
- Needs more round pens



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PREVIOUS WORKSHOPS
2/27/12

WHAT WE HAVE LEARNED ABOUT THE PROPERTY SINCE OUR LAST MEETING



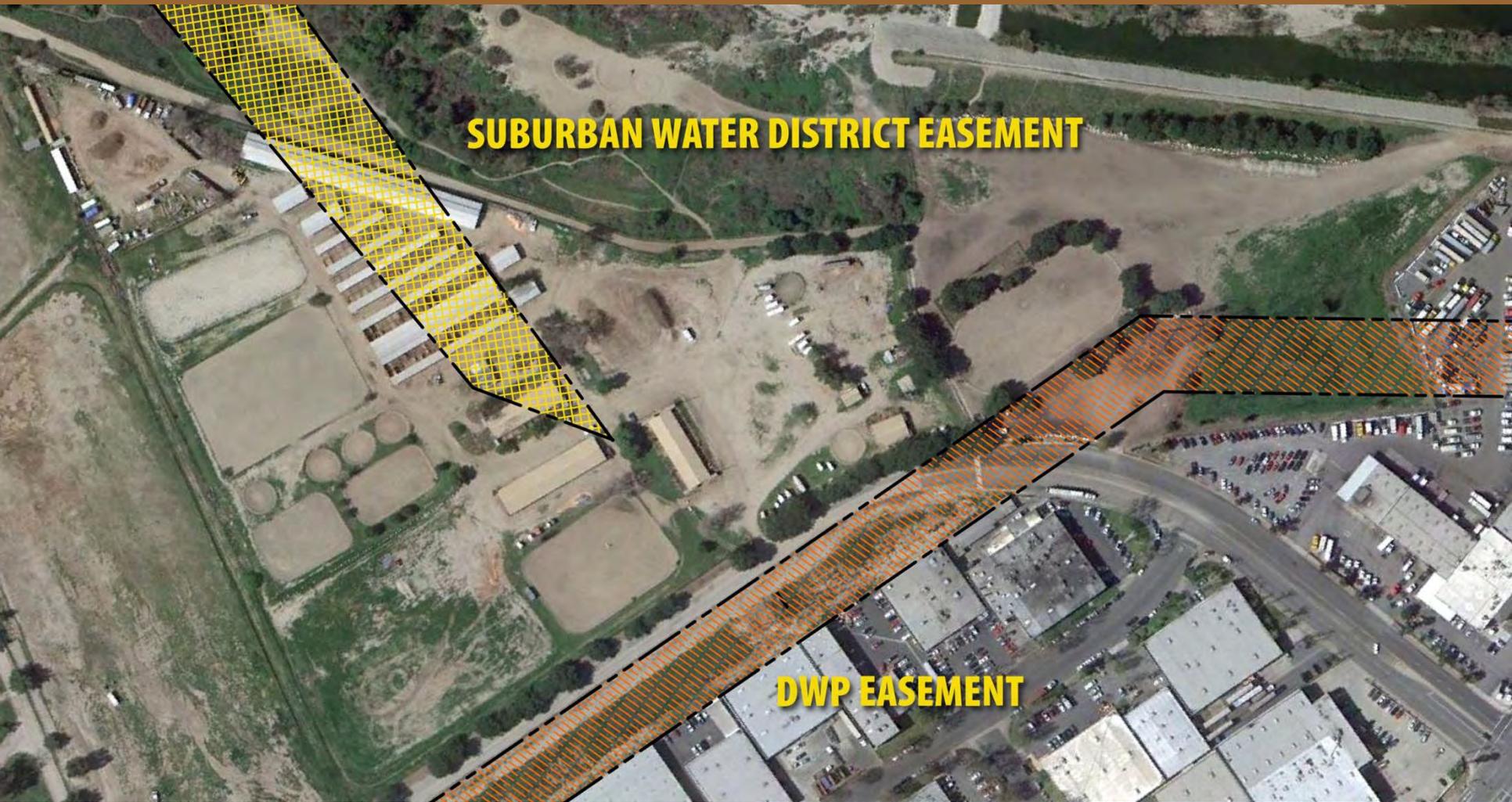
- Completed title report which shows:
 - Lease agreement lines
 - Property lines
 - Easements
- Confirmed 100-year flood elevation and taking line
- Developed and refined “treatment train” for stormwater cleaning
- Adjacent to potential habitat for endangered species



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SITE RESEARCH

WHITTIER NARROWS EQUESTRAIN CENTER



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SITE EASEMENTS

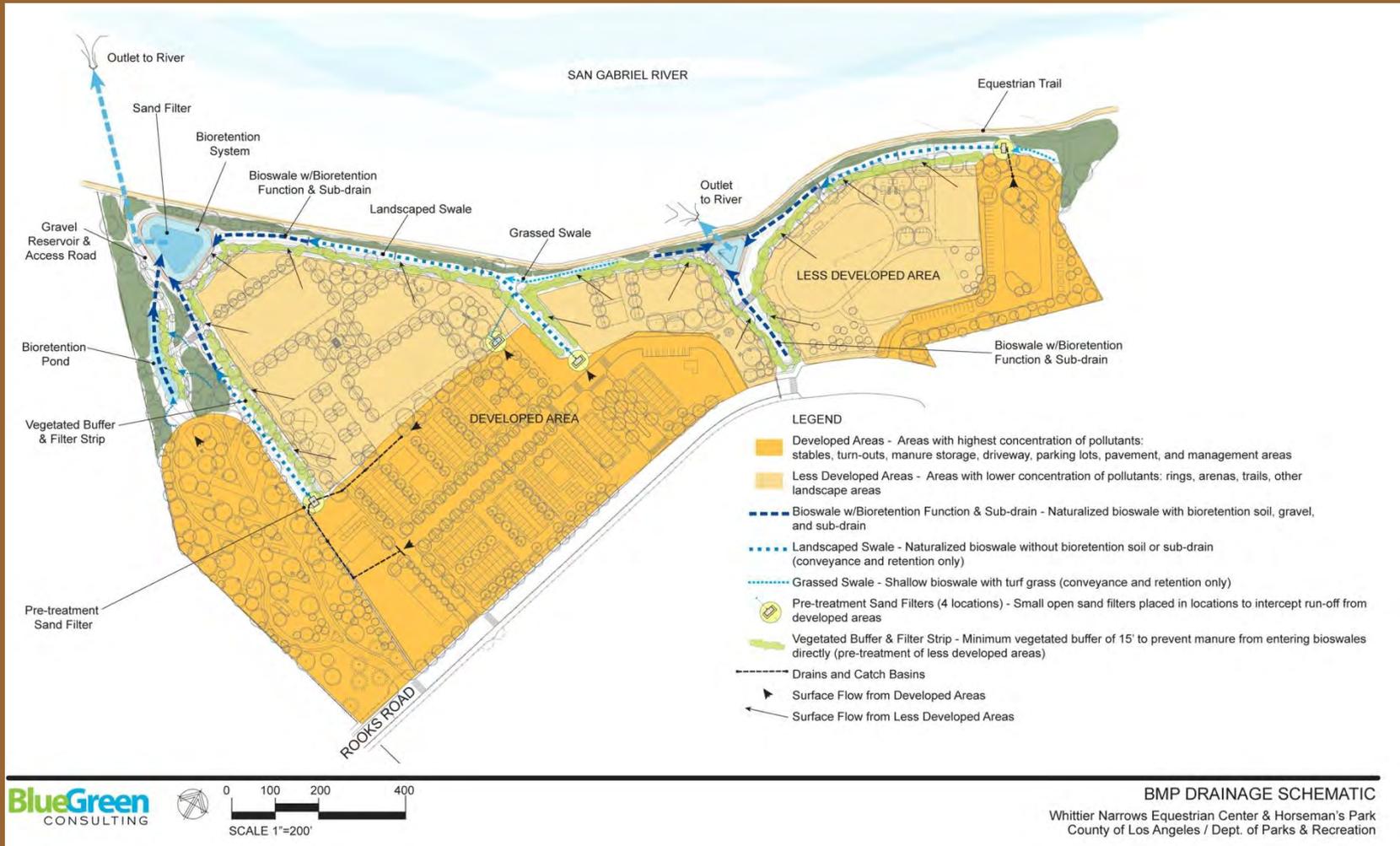
WHITTIER NARROWS EQUESTRIAN CENTER



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FLOOD ELEVATIONS

BEST MANAGEMENT PRACTICES FOR PROTECTING THE RIVER



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BMPS

CHANGES TO DESIGN FROM PREVIOUS CONCEPT



- Replaced 1 box stall barn with 2 Center Aisle Pipe Corral Barns
- Rooks Road changed, no median
- Arena in Horseman's Park was enlarged to 300' x 150', lost 1
- Additional restrooms added
- Adjusted barns to stay out of easement
- Improved access to trailer parking, widened and paved
- Rental area revised to include a classroom, office, restroom, petting zoo



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REVISED SCHEMATIC DESIGN

9/17/2012

REVISED SCHEMATIC DESIGN PLAN 9/17/2012



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REVISED SCHEMATIC DESIGN
9/17/2012

Design Parameters

DESIGN PARAMETERS

Mandatory Elements – Not Flexible

Location of bioswales and ponds	Determined by relative elevation to river and stables. CANNOT BE RELOCATED
Inclusion of Rental Horses facility	Public benefit that provides recreation to the general public and promotes the equestrian lifestyle. Public funds being used.
Location of horse keeping facilities	Must be out of 100-yr. flood plain (LA County regulations) and restricted easements, must drain to top of bioswales.
Quantity of horses kept	We are limited to a 200 horse capacity per the first community meeting and the property constraints.
Internal road and parking	Close proximity to horse keeping facilities, vehicles must be kept separate from horse areas for safety.

Flexible but with limitations

Support services like turn outs, grooming areas and restrooms	Turn outs and grooming areas need to drain to bioswales, restrooms must be above 100-yr. flood plain.
Location and types of washing stalls	Must be able to drain into top of bioswales.
Location of service yard	Must be out of 100 yr. flood plain; accommodate semi-truck deliveries; Rooks Road adjacency required.
Location of storage buildings	Must be out of 100 yr. flood plain and semi-truck accessible
Type of horse keeping facilities	200 stall capacity selected at first meeting, combination of pipe and box stalls needed to get capacity and remain out of 100 yr. flood plain. Pipe stalls can be back to back or center aisle. Three (3) types allows for flexibility in pricing.
15'-20' Space between arenas	Circulation must accommodate trucks and tractors and 5'-6' planting area for trees.
Arena sizes and locations in Horseman's Park	Must be out of transmission line easement
Trailer Storage	Can be in 100 yr. flood plain, must be accessible to internal maintenance road.

Flexible

Fencing materials	Heights and types for perimeter, arena and directional
Arena size & location, footing	Can be in flood plain, size and shape are completely flexible
Turn-outs, bull pens, hot walkers	Can be in flood plain, number, size and shape are completely flexible
Picnic areas, Shade pavilions, Additional amenities	Type and location is completely flexible



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BREAK OUT GROUPS

Table 1 – Site Parameters

Table 2 – Horse Keeping

Table 3 – Site Design Elements

Table 4 – Environmental Opportunities
& Constraints

Table 5 – General Comments

Thank you for your time:
We look forward to your feedback:



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